

## **SECTION 3.0**

### **PROJECT DESCRIPTION**

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#### **3.1 SITE LOCATION**

The proposed project is located within the eastern portion of the EastLake Community of the City of Chula Vista (*Figure 3-1, Regional Map* and *Figure 3-2, Vicinity Map*). The proposed project site is generally located in the east central portion of the EastLake III SPA area and includes approximately 19.6 acres. The proposed project area is generally bordered on the west by the Olympic Training Center (OTC), the east and south by revegetated slopes and Wueste Road and the Lower Otay Reservoir, and the north by Olympic Parkway and planned commercial and residential development in the EastLake III SPA area (see *Figure 3-3, Project Location Map*).

Regional access to the project area is currently provided by I-805, which is located approximately six miles west of the project area. The future construction of SR-125, located approximately 2.5 miles west of the project site, would provide additional north-south regional access. Regional east-west traffic would utilize State Route 54 (SR-54), located approximately six miles northwest of the project area. Primary access to the project site would be provided by Olympic Parkway, a six-lane prime arterial roadway.

Three off-site facilities are addressed in this EIR. One of the off-site facilities is included as part of the proposed project; the other two facilities are being considered by the applicant, but are not required components of the project, and thus are considered optional in this EIR. The off-site facility that is part of the project is a 0.01-acre piece of property located west and adjacent to the site on the Olympic Training Center (OTC) property. The 0.01-acre property would only be used to access the onsite emergency access to the southern portion of the site.

The two optional off-site facilities include a temporary, off-site construction access road connecting the southern edge of the project site with Wueste Road to the south and an off-site trail connecting the southwestern corner of the proposed project with the OTC to the west. All of the offsite facilities are shown in the *Figure 3-4, Proposed Site Development Plan/Grading Plan*.

#### **3.2 PROJECT HISTORY**

The proposed project is located in the Vistas community of the EastLake III Planned Community. Development of the site was most recently addressed in the Final Subsequent Environmental Impact Report for the EastLake III Woods and Vistas Replanning Program which was prepared and approved in June 2001 (FSEIR #01-01; SCH #2000071019). An addendum to

Figure 3-1 Regional Map

Figure 3-2 Vicinity Map

Figure 3-3 Project Location Map

Figure 3-4, Proposed Site Development Plan/Grading Plan

FSEIR #01-01 was also prepared to clarify the traffic model methodology and analysis in May 2001. FSEIR #01-01 analyzed the EastLake III GDP and SPA plan, which designated the proposed project site for Commercial-Tourist use. As envisioned in the approved EastLake III GDP and SPA, the project site would accommodate the visitor commercial component of the GDP, which could support a hotel or small destination resort due to its proximity to the OTC. The EastLake III SPA describes the site's intended use as "a tourist commercial site that would provide visitor accommodations and restaurant use adjacent to the OTC, specifically overnight lodging, conference space and food service in a resort setting." This facility was intended to be part of the OTC Village Center.

The site was rough graded in 2002 in accordance with approved grading permits for the Vistas community of Eastlake III. Slopes adjacent to the site were landscaped in accordance with approved landscape plans. The adjacent slopes are currently irrigated with potable water.

### 3.3 PROJECT OBJECTIVES

The planning of the EastLake community, which commenced in 1979, began with the concept of a balanced community where its residents could "Work, Shop and Play." It has evolved based on that fundamental goal to include housing for all income levels, business parks and a variety of shopping opportunities for its residents. Senior market rate housing has not been provided in eastern Chula Vista. The proposed project is intended to expand the diversity of product types within the residential market.

As discussed in the proposed EastLake III SPA Amendment, the objectives for the SPA Plan are to:

- Assure a high quality of development, consistent with City and Community goals and objectives, the Chula Vista General Plan and EastLake III General Development Plan.
- Create an economically viable plan that can be realistically implemented within current and projected economic conditions.
- Provide for orderly planning and long-range development of the project to ensure community compatibility.
- Establish the necessary framework for and identify financing mechanisms to facilitate adequate community facilities, such as transportation, water, flood control, sewage disposal, schools and parks and provide adequate assurance that approved development will provide the necessary infrastructure, when needed, to serve the future residents of EastLake III.
- Preserve open space and natural amenities.
- Establish a planning and development framework which will allow diverse land uses to exist in harmony within the community.

### 3.4 PROJECT CHARACTERISTICS

The proposed project involves amendments to the General Plan, EastLake III GDP, EastLake III SPA Plan to allow for the proposed land use change from visitor-serving commercial to high density residential. Each of these actions are described below:

#### General Plan Amendment

The proposed 19.6-acre project site is currently designated as 18.4-acres of “Commercial Visitor” and 1.2 acres of “Open Space” on the City of Chula Vista General Plan Land Use designation map. As proposed, the 18.4 acres of the project site would be redesignated to “Residential-High” and the 1.2 acres of Open Space designation would remain unchanged. *Figure 3-5, Existing and Proposed General Plan Land Uses* shows the existing and proposed land use designations for the proposed project site.

#### EastLake III General Development Plan Amendment

The 19.6-acre project site is currently designated as 18.4 acres of “CT-Commercial-Tourist” use and 1.2 acres of “Open Space” in the EastLake III GDP. As proposed, 18.4 acres of the project site would be redesignated to “H-Residential High (18-27+ dwelling units per acre)” and the remaining 1.2 acres of open space would remain unchanged. *Figure 3-6, Adopted and Proposed GDP Land Uses* compare the adopted and proposed GDP land use maps. As shown on *Figure 3-6*, the acreage of Commercial-Tourist use in the EastLake III GDP would be eliminated. Correspondingly, the total acreage of Residential-High use would change from 12.3 to 30.7 acres. The Open Space acreage would not change. The GDP Amendment would result in a corresponding increase of residential land uses from 52% of the entire EastLake III area to 54% and a decrease of commercial land uses from 3.3% to 1.2%. Amendments to the GDP also include a provision for encroachment into the 50 foot setback/landscape buffer area along Olympic Parkway.

An amendment to the previously adopted Affordable Housing Program for EastLake will be adopted with the proposed EastLake III GDP Amendment. Because implementation of almost all of the residential development in the EastLake III GDP has already occurred, there are limited opportunities within the GDP boundaries for land set-asides. The GDP Amendment would provide for optional locations to satisfy the affordable housing requirements, including the OTC or a yet to be determined offsite location, or payment of an in-lieu fee as may be adopted by the City Council.

*Figure 3-5, Existing and Proposed General Plan Land Uses*



*Figure 3-6, Adopted and Proposed GDP Land Uses*

## **EastLake III Sectional Planning Area (SPA) Plan Amendment**

The SPA Plan refines and implements the development concept of the EastLake III GDP which itself refines and implements the development designated for the project site in the Chula Vista General Plan. The SPA Plan defines, in more detailed terms, the development parameters for the EastLake III planned community, including the land use mix, design criteria, primary circulation pattern, open space and recreation concept, and infrastructure requirements.

The primary amendment to the EastLake III SPA Plan involves elimination of the Commercial Tourist use previously envisioned east of the OTC. The proposed high density residential use proposed for the site is discussed throughout this document. This change in land use, and associated addition of residents in the EastLake III planned community, require an amendment to the total acreage required for Community Purpose Facilities (CPF) from 8.3 to 10.2. Amendments to the SPA also include refinements to the community structure, specifically the activity center envisioned in the OTC area from that of commercial (north of the OTC) and resort (east of the OTC) uses to commercial (north of the OTC) and high density senior housing (east of the OTC). The SPA Plan has also been amended to clarify that any shortfall in parkland dedication can be mitigated by payment of the park acquisition component of the Park Acquisition and Development Fee (PAD Fee). Finally, amendments were made to the SPA Plan to update references to the status of planned infrastructure or public works projects and City guidelines/policies that have been completed/adopted since the adoption of the SPA Plan in July 2001.

## **SPA Components**

The components of the SPA Plan and proposed amendments are described below:

### ***Planned Community District Regulations***

The Planned Community (PC) District Regulations are a component of the SPA and establish land use districts and regulations within those districts pursuant to Title 19 (Zoning Ordinance) of the Municipal Code. These regulations are intended to safeguard and enhance the appearance and quality of development in the EastLake III community, and promote the health, safety and general welfare of the EastLake III residents and the City of Chula Vista as a whole. The PC District Regulations are intended to ensure that the SPA Plan is prepared and implemented in accordance with the provision of the EastLake III GDP, implement the Chula Vista General Plan for the Eastern Territories, promote the orderly planning and long term phased development of the EastLake III GDP area and establish conditions which will enable EastLake III and its component SPA(s) to exist in harmony within the larger community.

The EastLake III PC District Regulations would be amended to allow for the proposed senior housing use within the EastLake III community. Specifically, the PC District Regulations will be amended to include a new land use district, “RMS, Multi-family Seniors > 15 du/acre” (*see Figure 3-7, Proposed Land Use Districts*). The CT – Tourist Commercial land use district would be eliminated. The RMS District is similar to the RM District, but intended to be suitable for housing seniors. Development standards addressed for this district include, but are not limited to, stacked units and group parking which would be expected at densities greater than 15 du/ac front, side and rear yard setback restrictions and provisions for encroachment into the Olympic Parkway building setback zone. Building height in the RMS District would be limited to a maximum of 50 feet although architectural features may extend up to 65 feet in height.

In addition, the Site Utilization Plan would be modified. As proposed, 18.4 acres of the 19.6-acre site would change from “C2-Commercial Tourist” use (CT) to “VR-13 - Multi-Family Seniors” use. The remaining 1.2 acres of the site would remain open space as currently designated. The existing site utilization plan and proposed change in land use are depicted on *Figure 3-8, Adopted and Proposed Site Utilization Plan*. As shown on *Figure 3-8*, the Commercial-Tourist acreage would be eliminated. Correspondingly, the total acreage of VR-13 land use would be 18.4 acres.

#### ***Design Guidelines***

Design Guidelines are provided in a manual to guide the site planning, building architecture and landscape architecture within the different neighborhoods and land uses of EastLake III. They illustrate the Master Developer’s philosophy and commitment to high quality planned development standards. This portion of the SPA specifies the process each builder will go through to ensure that proposed site designs are consistent with both the master developer’s plans as well as the City’s.

The EastLake III SPA Plan Design Guidelines would be amended to specifically address the proposed senior housing project. Amendments to the design guidelines include highlighting the fact that expansive views to the east, across the lake should be incorporated into “common” spaces within the facility. These guidelines also indicate that fencing shall be coordinated with the OTC fencing design scheme, and the project entry should be coordinated with any other parcel entries in close proximity to the north side of Olympic Parkway. The guidelines recommend a strong pedestrian/bicycle connection to the retail commercial site and Greenbelt trail along the lake. Landscaping shall be unified with the OTC and commercial parcel to the north and shall be designed in conformance with the City of San Diego’s Watershed Protection Guidelines. The amended guidelines allow for surface parking stalls to be constructed as landscaped areas, provided assurance is provided that will allow these areas to be converted to paved parking if needed.

Figure 3-7 Proposed Land Use Districts

*Figure 3-8, Adopted and Proposed Site Utilization Plan*

#### ***Public Facilities Finance Plan (PFFP)***

The purpose of the PFFP is to implement the City's Growth Management Program and to meet the goals and objectives outlined in the Growth Management Element of the City's General Plan. The PFFP ensures that development of EastLake III occurs only when necessary public facilities and services exist or are provided concurrent with the demands of new development. The PFFP also identifies a preliminary cost estimate for each improvement installation, phasing and appropriate funding sources. This document is intended to be flexible and dynamic; changes should occur at an administration level to reflect funding or regulatory changes. A PFFP has been prepared for the proposed EastLake III Senior Housing project.

#### ***Affordable Housing Program***

In order to guarantee the provision of affordable housing opportunities, the City requires that a specific Affordable Housing Program and agreement be prepared consistent with the Housing Element of the General Plan. An Affordable Housing Program is intended to delineate how, when and where the required affordable housing units will be provided; intended subsidies, income rent restrictions and method of verifying compliance. The program may be implemented through various mechanisms, including development agreements, tentative map conditions or specific housing purchase agreements. The EastLake III Affordable Housing Program is consistent with the City's affordable housing goals which require that residential development of fifty or more dwelling units provide a minimum of ten percent of all units be reserved for lower income groups.

An Affordable Housing Program has been prepared for the proposed EastLake Senior Housing project. Consistent with the City's requirements, 25 low- and 25-moderate income housing units will be required. The Affordable Housing Program provides options to satisfy this obligation including constructing the units on the OTC property or an alternative site yet to be determined or payment of an in-lieu fee, as may be adopted by the City Council.

#### ***Air Quality Improvement Plan***

The purpose of the Air Quality Improvement Plan (AQIP) is to respond to the Growth Management policies of the City of Chula Vista. The Air Quality Improvement Plan provides an analysis of air pollution impacts resulting from the project and demonstrates the best available design to reduce emissions. The AQIP also addresses the action measures contained in the Chula Vista Carbon Dioxide (CO<sub>2</sub>) Reduction Plan. Consistent with the Chula Vista AQIP Guidelines, the EastLake III Senior Housing Air Quality Improvement Plan specifies compliance with the City's GreenStar Building Efficiency Program. The majority (50% or greater) of the structures shall be designed to exceed the California 2001 Title 24, Part 6, Energy Efficiency Standards Title 24 by 10%. The specific program will be identified with application for building permits and approved prior to issuance of a building permit. The number of dwelling units committed to participation in the Greenstar program is a minimum of 247 units.

#### ***Water Conservation Plan***

The purpose of the Water Conservation Plan (WCP) is to respond to the Growth Management policies of the City of Chula Vista. The Water Conservation Plan is intended to respond to the long-term need to conserve water in new development, establishing water conservation standards for future residents of EastLake III. The WCP provides an analysis of water usage, conservation measures and other means of reducing per capita water consumption within the project. The EastLake III Senior Housing Water Conservation Plan contains both indoor and outdoor water conservation measures consistent with the City's WCP Guidelines. Specific provisions in the plan include hot water pipe insulation, pressure reducing valves, water efficient dishwashers, dual flush toilets and water efficient landscaping.

#### **Development Concept**

As discussed above, the proposed amendments to the General Plan, and EastLake III GDP and SPA would allow for the development of an active seniors community. Additionally, the project will require a General Plan Amendment, EastLake III General Development Plan (GDP) Amendment, and EastLake III Sectional Planning Area (SPA) Amendment. The 494-unit senior housing project would consist of 13 buildings, each four stories tall over a subterranean parking structure. The project would also include a 14,000 square foot, single-story recreational facility, which includes fitness and activity spaces, meeting rooms, spa and indoor pool. Outside recreational elements include an outdoor pool and spa, BBQ facility, multifunctional passive green spaces and a pedestrian paseo around the outer perimeter (see *Figure 3-4, Proposed Site Development Plan/Grading Plan*). This senior housing community would be restricted to 55 and over, would be gated, and housing units would be "for sale." The densities and unit numbers proposed would result in approximately 1,235 new residents (based on 2.5 people/dwelling unit).

The site planning, architectural design and landscape design is intended to respect the project location on the hillside plateau overlooking the lake. The project architecture will consist of southern Spanish/Andalusian designs, and be arranged to mirror Mediterranean hillside towns. Each elevation will have a different appearance. There will be five plan models with units ranging in size from approximately 1,000 to 1,350 square feet. Buildings will include deeply recessed balconies, attached roofs, canopies, trellises and courtyards to provide visual breaks in the building façade. Deeply recessed balconies, attached roofs, canopies, trellises and courtyards reinforce the village character of the project. Each building would step from three to four stories to provide articulation in building height. Several corner units have been removed to provide further distinction between building features and reduce massing. In addition, each of the 13 courtyard style podium buildings have been rotated to break-up the appearance of building mass.

The proposed courtyard style podium buildings would have direct elevator access to basement parking. Parking below grade would reduce the portion of the project site devoted to surface

parking and increase landscape areas dedicated to passive and active recreation, paseos and exercise trails. The single level recreation club house and expansive landscaped open areas are planned for the eastern perimeter of the site to maximize landscape buffering and enhance views.

As noted previously, the site has been graded in accordance with approved grading permits. However, portions of the site will be raised four to five feet to create a gradual elevation change from the eastern portion of the site up to the western portion of the site. This would result in a “stepped” effect away from the Lower Otay Reservoir and would maximize the views of all residential units. This will require a total of 173,500 cubic yards of fill. Simultaneously, the underground parking garages will need to be excavated approximately 10 feet to establish a 12 foot underground garage space. The excavation will generate approximately 173,500 cubic yards of excess soil. The cut and fill requirements of the site will therefore balance eliminating the need to export or import fill material. Finished first floor elevations will range from 560.5 to 578 feet (see *Figure 3-4, Site Development Plan/Grading Plan*).

The project’s 494 multi-family units will require the following parking spaces:

91 1-bedroom units @ 1.3 spaces per dwelling unit	=	118 spaces
312 2-bedroom units @ 2.0 spaces per dwelling unit	=	624 spaces
91 3-bedroom units @ 2.3 spaces per dwelling unit	=	209 spaces
<b>Total Parking Required</b>		<b>951 spaces</b>

A total of 963 spaces will be provided on the project site, meeting the City’s parking requirements for the intended land use. Approximately 85% of the required parking would be located below-ground with the balance, primarily visitor parking, located in surface parking areas.

As part of the project, an emergency access road would be graded in the southwestern corner of the property. The access road would primarily be onsite with the exception of a 0.01-acre offsite segment that would be on the OTC property (see *Figure 3-4, Site Development Plan/Grading Plan*). This segment would allow emergency vehicles access to the southern portion of the property should the main entrance to the site be obstructed.

#### Optional Facilities

As briefly discussed in *Section 3.1*, two offsite facilities are being proposed that are being considered by the applicant but are not necessary components of the project. These facilities are therefore considered optional. The applicant may include these features in the project at a later date. Therefore, a separate environmental analysis of each of these features is included in this EIR.



**Temporary Construction Access Road:** The proposed residential buildings will be constructed in several phases with each building taking about one year to complete. Units will be sold and occupied while subsequent buildings are being constructed. According to the preliminary phasing plan, buildings in the northern portion of the property would be constructed first, with subsequent development occurring in the eastern and southern portions of the site.

To avoid temporary onsite conflicts between project residents and construction equipment, a temporary, off-site construction access road is being considered by the applicant. The road would connect Wueste Road, south of the site, to the southern edge of the project site (see *Figure 3-4, Site Development Plan/Grading Plan*). The proposed road would be a maximum of 20 feet wide and approximately 540 feet long. The roadway area will encompass approximately 15,000 square feet (0.50 acre) and will not exceed a 12 percent slope. The graded roadway will be covered with decomposed granite to allow for drainage while reducing erosion and dust emissions. This roadway is intended to service approximately 10% of the project's construction access needs prior to construction of the first four buildings and approximately 25% of the construction traffic once these units are constructed. The remaining construction traffic, would enter and exit the site at the main entrance on Olympic Parkway. Once construction has been completed, the temporary construction access road would be removed, regraded and revegetated to preexisting slope conditions.

**Trail Connection to OTC:** An additional optional facility is being considered that would involve an off-site trail connection to the OTC to the west. This offsite trail would connect the proposed project (via the southwest corner) with the OTC trail system. This trail would be approximately 5 feet in width and 375 feet in length and would be located within a 30-foot wide disturbance area on the OTC property (see *Figure 3-4, Site Development Plan/Grading Plan*). The trail would be constructed with a pervious surface, such as decomposed granite, to allow for unimpeded drainage. Trail construction will require scraping the topsoil within the 5-foot swath to create a level walking surface. Establishment of cut/fill slopes or import/export of soil will not be necessary.

## **Tentative Map**

The applicant is concurrently processing a Tentative Map (TM) for the proposed project. The TM would establish infrastructure requirements for the project. Prior to approval, TMs are considered conceptual lotting studies. The proposed conceptual lotting study for the proposed project is shown in *Figure 3-9, Conceptual Lotting Study*

Figure 3-9, Conceptual Lotting Study

### **3.5 DISCRETIONARY ACTIONS**

Implementation of the proposed project requires a number of discretionary actions from various public agencies. The proposed General Plan, EastLake III GDP and EastLake III SPA Plan amendments would be reviewed and approved by the Planning Commission and City Council. The following is a summary of actions that would be required by the City of Chula Vista in order to implement the proposed project:

- General Plan Amendment to change 18.4 acres of “Visitor Commercial” use to “Residential High”;
- EastLake III General Development Plan (GDP) Amendment to change 18.4 acre of “CT-Commercial Tourist” use to “Residential High (18-27+ du/ac)”;
- EastLake III Sectional Planning Area (SPA) Amendment to change 18.4 acres of “Commercial-Tourist” use to “VR-13, Multi-Family Seniors” and establish a new land use district, “RMS, Multi-family Seniors > 15 du/acre”. Amendments to the SPA would also include amendments to the SPA’s AQIP and WCP to ensure consistency with the City’s AQIP and WCP Guidelines. Additionally, an EastLake III SPA’s Affordable Housing Program would be amended to meet the City’s affordable housing requirements;
- Tentative Map for the EastLake III Senior Housing Project.

The following additional permits/approvals may be required of other Responsible Agencies:

- San Diego Regional Water Quality Control Board: CWA 401 Water Quality Certification (potential), and Storm Water Discharge Permit.